

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, APRIL 27 2015

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough	J. Carson	D. Fisher-ab
	J. Knight	J. Semifero
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Kurt Augustine, Streets Foreman; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

C. APPROVAL OF THE MINUTES

1. City Council Work Session – April 13, 2015
1. Regular City Council Meeting – April 13, 2015
2. Special City Council Meeting – April 14, 2015

Motion Smith; support Tell to approve the minutes of the City Council Work Session of April 13, 2015; Regular City Council Meeting of April 13, 2015 and the Special City Council Meeting of April 14, 2015 as presented.

Unanimous voice vote approval with Council member Fisher absent.

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Semifero; support Smith to approve the agenda with the following additions:

- March 31, 2015 reporting of the City's Cash Accounts under the Finance/Treasurers Report
- Municipal Streets Fund Account Activity under New Business item L-3

Unanimous voice vote approval with Council Member Fisher absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Terry Bailey of Foremost Development introduced himself and expressed his company's interest in the Broad Street property. His aim is to build 90 high end apartments with amenities and concentrating on the millennial/empty nester community. Also in his plans is office or retail space on the first floor along Forest Street. Mr. Bailey showed some examples of previous projects he has done. Mr. Bailey was asked why he was interested in Dexter and he replied that there is a need for these types of development in smaller community as well as in larger areas such as Detroit.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

Council Member Smith noted that the Dexter Area Historical Society meeting location is the Dexter Area Museum.

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry gave the following updates:

- The employees are using their ~~lap tops~~ laptops to submit work orders and it is working well.
- Received a letter from the State Tax Authority who questioned why we did not hold our own Board of Review. They were referred to the County Equalization Department.
- Question asked about noticing any trends with cityhood. (Receiving a lot more assessing calls and the updated information is now online.)
- Question asked regarding the balance report in the sewer fund. (It was reported as showing assets due to it being an enterprise fund.)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- The property owner at 3441 Broad Street is asking for a variance on the rear yard setback for his property. Ms. Aniol explained the circumstances and answered questions regarding the amount of parking needed for the business. Discussion followed.
- An inquiry has been made from the owner of Dexter Plaza about expanding the DDA boundary and Council was asked about their thoughts on this issue.

The question was asked as to what was a special liquor license. (A special license holder needs to be in a DDA district.)

- Met with representatives from NUBCo on Thursday to determine what is meant by a production kitchen and onsite usage.
- Question asked as to the square footage needed for a proposed Mexican restaurant. (2000-3000 square feet)
- Question was asked regarding the zoning updates and does this include the potential changes? (Yes)
- Ms. Aniol inquired if Council was okay with the letter to be sent to the Michigan Economic Development Corporation.
- Staff met with another developer, Prime Development, from Grand Rapids regarding the Broad Street property. The developer, Mr. Bailey has indicated that he would like to develop 3045 Broad Street, Grand and Forest Street properties as well as part of Grand Street.
- There was a question raised at the office today if a hot dog stand could be included under the peddler licensing as a transit merchant in the downtown area. Will be checking this out. Discussion followed.

3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

4. Subcommittee Reports

Facilities

- The committee will be meeting on Friday, May 1 and will be bringing up discussion on the Schulz property as an option for facilities.

Road Plan – Joe Semifero

- Mr. Semifero explained that the bids were sent out and received back. ~~They~~ The total for all of the bids came back over the \$622,000 budget. Looking at taking out some of the road work at Grand, Forest and Hudson to stay on budget and do this work another year.
- Mr. Droze gave a breakdown of the various contracts for crack seal, cape seal and mill and overlay.
- Question asked about repairing Main Street parking spaces. (Will review in the spring, but could use this money in other areas.
- Question - When will we have the final figures for the Ann Arbor Street project? (Will try to have them by the end of the week.)
- Question – Are we still planning on fixing the dip on Central Street? (Yes, it is on the contractor’s checklist.)

5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following verbal updates:

- Talked to Jim Haeussler regarding the concrete issues.
- The parking signs about towing by the Dairy Queen are uncovered. Have had some customers from Aubrees impacted by the towing.
- The first city election will be held next Tuesday. The City office will be open on Saturday for absentee ballots.

- Question asked regarding the Border to Border 5K run on Saturday and riding the bus. (An elected official needs to ride the bus per WAVE regulations.)
- Question was asked regarding the new work order form and how it reads. Discussion followed.

6. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Council Member Carson, City Manager Nicholls and myself met with WATS (Washtenaw Area Transportation Study), the County Road Commission and Dexter Schools on the Baker Road/Shield Road intersection and have agreed to do a traffic study of that area.
- The first budget review meeting will be Wednesday, April 29 at 6 PM at the Copeland Board Room

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$182,034.50

Motion Tell; support Smith to approve item 1 of the Consent Agenda.

Unanimous voice vote approval with Council Member Fisher absent.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Bid Award for 2015 Crack Seal Program to K&B Asphalt for an amount not to exceed \$20,000

Motion Semifero; support Tell to award the bid for the 2015 Crack Seal Program to K&B Asphalt for an amount not to exceed \$20,000.

Ayes: Carson, Knight, Semifero, Smith, Tell and Keough

Nays: None

Absent: Fisher

Motion carries

2. Consideration of: Bid Award for 2015 Cape Seal Program to Highway Maintenance for an amount not to exceed \$362,050

Motion Smith; support Carson to award the bid for the 2015 Cape Seal Program to Highway Maintenance for an amount not to exceed \$362,050.

Ayes: Knight, Semifero, Smith, Tell, Carson and Keough

Nays: None
Absent: Fisher
Motion carries

3. Discussion of: 2015 Mill and Overlay Program

Discussion on the 2015 Mill and Overlay Program was covered in the Roads Committee Report earlier in the minutes.

4. Consideration of: Memorandum of Understanding for the Target Market Analysis

Motion Tell; support Semifero to approve the Memorandum of Understanding for the Target Market Analysis contingent upon the signing of the document by the three other communities involved in the Target Market Analysis.

Ayes: Knight, Smith, Tell, Carson and Keough
Nays: Semifero
Absent: Fisher
Motion carries 5 to 1

5. Consideration of: Proposal to Perform the Target Market Analysis by Landuse USA

Motion Smith; support Semifero to postpone action on the proposal to perform the Target Market Analysis by Landuse USA.

Ayes: Semifero, Smith, Carson, Knight and Keough
Nays: Tell
Absent: Fisher
Motion carries 5 to 1

6. Discussion of Draft Request for Qualifications for Marketing of 3045 Broad Street Property

Ms. Aniol gave an explanation of the Request for Qualifications (RFQ) for the Broad Street Property. Discussion followed. This will be reviewed again at the first meeting in May.

7. Consideration of: FY 2014-2015 Budget Amendments

Motion Semifero; support Smith to approve the FY 2014-2015 budget amendments as presented.

Ayes: Smith, Tell, Carson, Knight, Semifero and Keough
Nays: None
Absent: Fisher
Motion carries

M. COUNCIL COMMENTS

Tell None

Semifero	An article in the Ann Arbor News talked about the Redevelopment Ready Communities in Ann Arbor. It mentioned the price of submitting a site plan proposal was \$8,400 in Ann Arbor where ours is \$3,000 and tap fees in Ann Arbor are \$19,000 and ours are \$8,000.
Jones	This Friday the Dexter Area Museum will host A Night at the Museum as a fundraiser for the Museum.
Smith	None
Knight	Had a conversation with a resident who would like to see a Historic District in downtown Dexter.
Carson	None
Fisher	Absent

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Carson; support Tell to adjourn at 9:40 PM.

Unanimous voice vote approval with Council Member absent.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____